



2 Pasture Road, Embsay, Skipton, BD23 6RH

A four bedroomed detached period property set over two floors, occupying a fantastic sized plot central to the village of Embsay. Offering opportunities for the conversion of a barn with granted planning permission in place.

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Harrogate 21 miles, Skipton 2 miles, Leeds 28 miles (all distances approximate)

Guide Price: £800,000

- Period stone built residence with separate barn
- Stunning gardens and views
- Private driveway parking and garage
- Four bedrooms and two reception rooms
- Approved planning permission for the Barn (C/26/51A)

General Remarks

Entrance through a composite door into the hallway with an engineered Oak floor and staircase to the first floor. The flooring continues through into the Living room with double glazed window to the front, exposed beams and timbers and a fabulous stone fireplace with an inset Charnwood clean burn multi fuel stove. Off here, is bedroom four/study which is accessed down a couple of steps with a storage cupboard and windows to two sides. As you proceed back through the living room you access the dining room with exposed beams and timbers, a double glazed bay window, a stone fireplace with gas pipe, a feature radiator and engineered Oak flooring. Onto the kitchen diner with underfloor heating to the kitchen area and offering a selection of wall, drawer and base units made by Dalesmade of Settle. Granite worktop surfaces over, one and half sunken sink with mixer tap, five ring range hob with extractor above, integrated dishwasher, bin unit, slate effect flooring, a window and a stable door leading out to the rear and to the Barn. The kitchen is open to the dining area with exposed ceiling, a window, two Velux windows and a feature radiator. Leading through into the utility room with base units, worktop surfaces with stainless steel sink, central heating boiler, plumbing for a washing machine, space for a dryer, radiator, slate effect flooring, windows to the side and a stable door to the rear.

The staircase to the first floor has a window to the side and access firstly to the family bathroom which offers, an oversized corner shower cubicle, bath, close coupled w.c., wash hand basin, heated towel rail, wood effect flooring, a window to the side and a Velux window to the ceiling. To the rear of the landing is a walk-in storage cupboard with a Velux window and the hot water pressure tank is housed in here.



The master bedroom has a window to the front and side and a Velux to the rear with a black-out remote control blind. Off here, is an en-suite w.c. with exposed beams to the ceiling, a close coupled w.c., wash hand basin with a vanity unit and storage. Onto bedroom two with window to the front and loft access which provides storage. Bedroom three has amazing stripped beams and an open vaulted ceiling with a window to the front and a most fabulous mezzanine landing with storage.

Externally, to the front is a small flower bed and gateway access from the roadside. The entrance to the left hand side is through a five bar gate with block paved driveway that sweeps round to the rear of the house. There is a right of access for a farmer through the first part of the driveway which does not impact the property. As the driveway sweeps round to the rear the parking is to the front of the Barn. To the rear is a formal garden mostly laid to lawn with mature trees, shrubs and bushes and there is a pathway access to the rear of house. Near to the lawn area is an Indian stone paved patio area and a dry stone wall to the side. To the righthand side of the property there is an orchard area with fruit bushes and trees, raised beds and decorative borders.

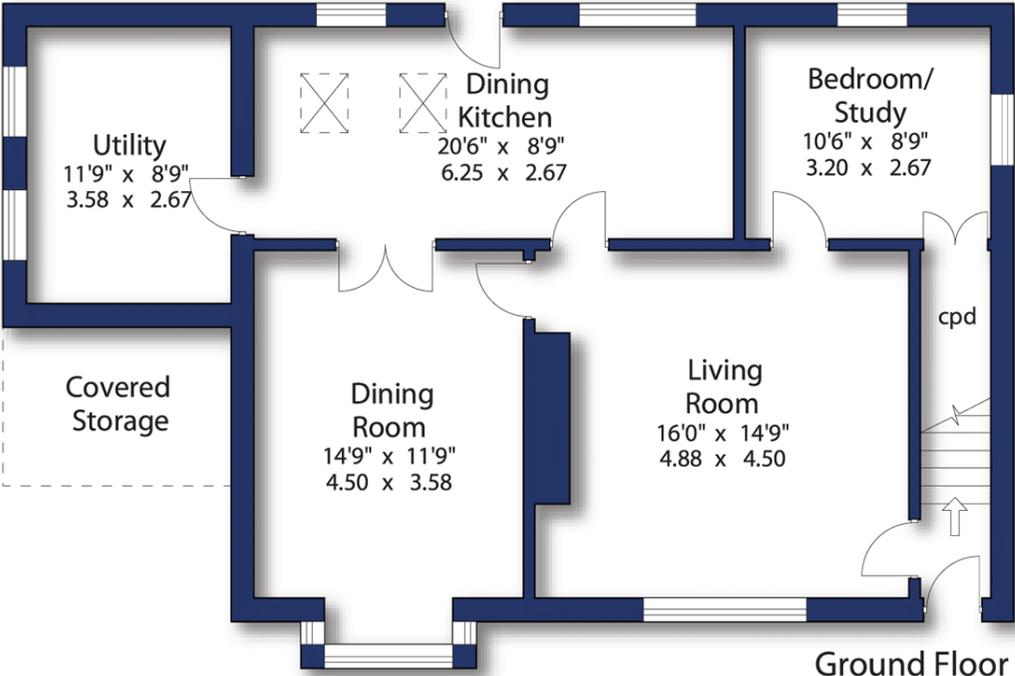
Situated towards the rear of the plot is the stone Barn which has planning permission to convert and add a small extension. The barn is set over two floors with storage spaces set in three chambers to the ground floor with an open plan space to the upper floor. The barn has the benefit of power, light, water and drainage, along with a w.c. to the rear.



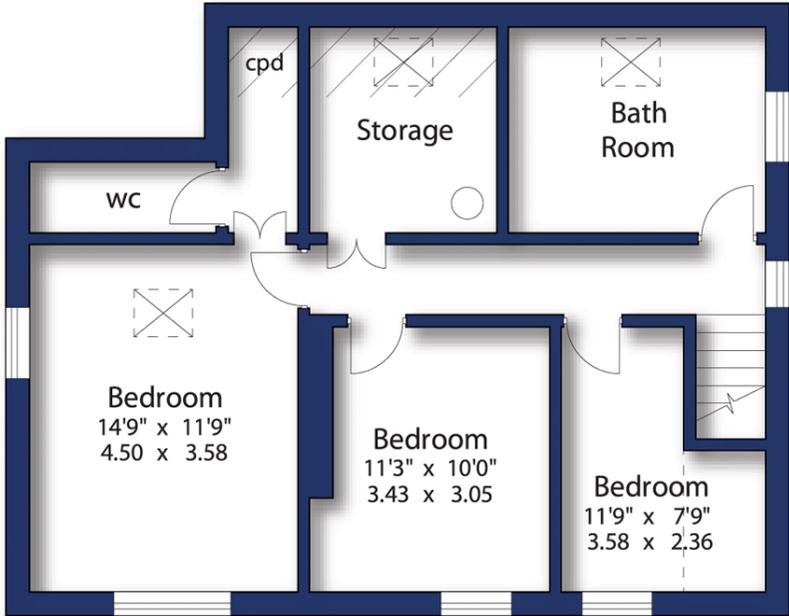




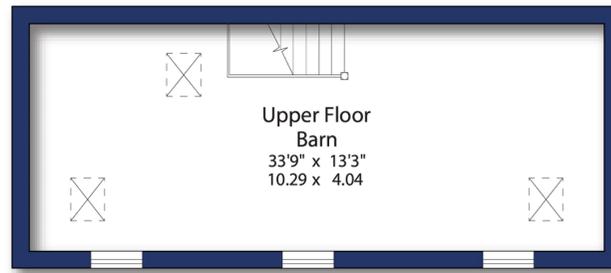
Floorplans



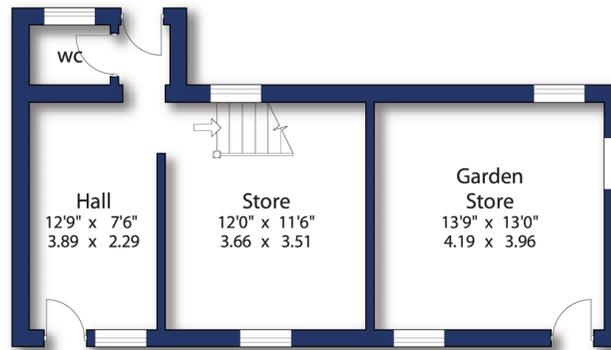
Ground Floor



First Floor

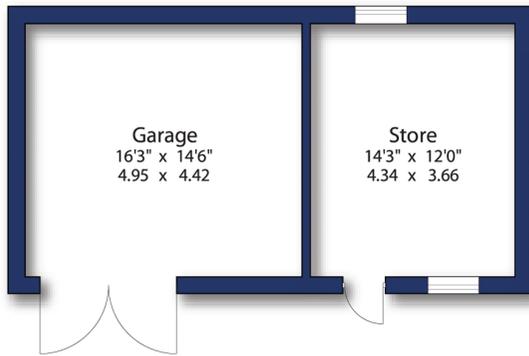


Upper Barn



Lower Barn

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Directions

From Skipton drive into the centre of the village of Emsay turning left at the Elm Tree pub along Pasture Lane. The property is located on the right hand side and is identified by our Dacre, Son and Hartley 'for sale' board.

What3Words charities.oddly.drifters

Local Authority & Council Tax Band

- North Yorkshire County Council, Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas boiler.
- The property owns half the track to the east which is never to be built on. Access must also be allowed over the driveway to the east for the owner of the field.
- Located in a conservation area and the Yorkshire Dales National Park
- A well is located under the floor in the utility room
- Full planning (C/26/5 IA) has been granted for the conversion of the stone barn into a two bedroom property and the outbuildings into a one bedroom ensuite plus office as ancillary accommodation
- A section 106 local occupancy restriction applied to any future occupants of the converted barn and annexe, although it can be used as a holiday let. There are no occupancy restrictions on the existing house

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Outdoor mobile coverage (excluding 5G) is likely from at least one of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>

Agent's Notes

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Dacres Ref: CSC170752MIK/05.07.24/2

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Worst energy efficient - higher running costs			
		69	79

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